

Water Management Referral Response

Application Number:	DA2019/0146
To:	Adam Urbancic
Land to be developed (Address):	Lot 31 DP 5464 , 31 Warriewood Road WARRIEWOOD NSW 2102 Lot 30 DP 5464 , 29 Warriewood Road WARRIEWOOD NSW 2102

Reasons for referral

Council's Water Management Officers are required to consider the likely impacts.

Officer comments

This application is recommended for approval with conditions.

The rainwater tank is required to have 25% of volume for OSD storage.

"lot based rainwater tanks (3KL for all 40 lots) of which 25% will be utilized as OSD storage" (Page 4, Water Management Report, 29-31 Warriewood Road Iss 2 May 2016)

The rainwater tank configuration detail shown on the Site Stormwater Management Layout plan must be updated to comply with this requirement.

Sediment and erosion controls must be installed prior to any work on site and maintained until groundcover is re-established. Particular care should be taken to ensure sediment from the site does not enter the street drains or the stormwater pit on the site, as this will impact the bio-retention basin for 29-31 Warriewood Road.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Water Management Conditions:

CONDITIONS TO BE SATISFIED PRIOR TO THE ISSUE OF THE CONSTRUCTION CERTIFICATE

Rainwater tank OSD

The rainwater tank configuration detail shown on the Site Stormwater Management Layout plan must be updated to comply with the *Water Management Report (Construction Certificate Stage) for 29-31 Warriewood Road Issue No. 2 May 2016*, which states that:

"source control includes...lot based rainwater tanks (3KL for all 40 lots) of which 25% will be utilized as OSD storage" (Page 4).

Details demonstrating compliance are to be submitted to the Certifying Authority for approval prior to the issue of the Construction Certificate.

Reason: To reduce flooding impacts

CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK

Installation and Maintenance of Sediment and Erosion Control

Sediment and erosion controls must be installed in accordance with Landcom's 'Managing Urban Stormwater: Soils and Construction' (2004) and the Erosion and Sediment Control Plan prepared by Rawson Homes 20 June 2017, with particular attention paid to protecting the existing stormwater pit on the property.

Erosion and sediment controls are to be adequately maintained and monitored at all times, particularly after periods of rain, and shall remain in proper operation until all development activities have been completed and the site is sufficiently stabilised with vegetation.

Reason: To protect the surrounding environment from the effects of sedimentation and erosion from the site.